



B66 Shorefield, Shorefield Country Park, SO41 0LH

£30,000

Mitchells
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*B66 Shorefield
Shorefield Country Park
Downton
Hampshire
SO41 0LH*

A well-presented three bedroom holiday home situated in between all facilities at Shorefield Country Park. The property has been well maintained by the current owners and features include an open plan kitchen/living area, bedroom one with an en-suite WC, two twin bedrooms, a family shower room, an extended area of decking and a parking bay to the front.

- 2012 ABI Derwent 38x12
- 2024/2025 Site Fees £7,380.30
- 2024/2025 Rates £954.34
- License Until 2034
- Open Plan Kitchen/Living Area
- Three Bedrooms
- En-Suite WC
- Family Shower Room
- Parking Bay
- Extended South Facing Decking



The Property

Entrance into the kitchen/dining room with the kitchen comprising wood effect wall and base units with a contrasting marble effect worktop, stainless steel sink unit with mixer tap over and drainer, four gas hob with electric undercounter oven, integrated undercounter fridge and freezer and a four seater dining table and chairs.

The sitting room is a bright room with a pleasant triple aspect, inset feature electric fireplace and built in storage.

The family shower room features wood effect flooring and a suite comprising a WC, wash hand basin with mixer tap over, storage beneath and mirror above, separate shower cubicle with glass sliding door and thermostatic shower attachments, a chrome ladder style heated towel rail and an extractor fan.

Bedroom one is a particularly generous size with a double bed, wall hung storage above, matching bedside cabinets, built in wardrobes, dressing area and a door leading to the en-suite WC with a suite comprising a WC, pedestal wash hand basin with mirror above and wood effect flooring.

Bedrooms two and three are both twin bedrooms with two beds in each and matching furniture including a single wardrobe.





Gardens & Grounds

B66 features a larger than average area of decking which provides an excellent area for outside entertaining.

The outside pool at Shorefield is only a short walk away and the rest of the facilities are within level walking distance.

There is a parking bay at the front of the unit which provides parking for at least one to two cars.

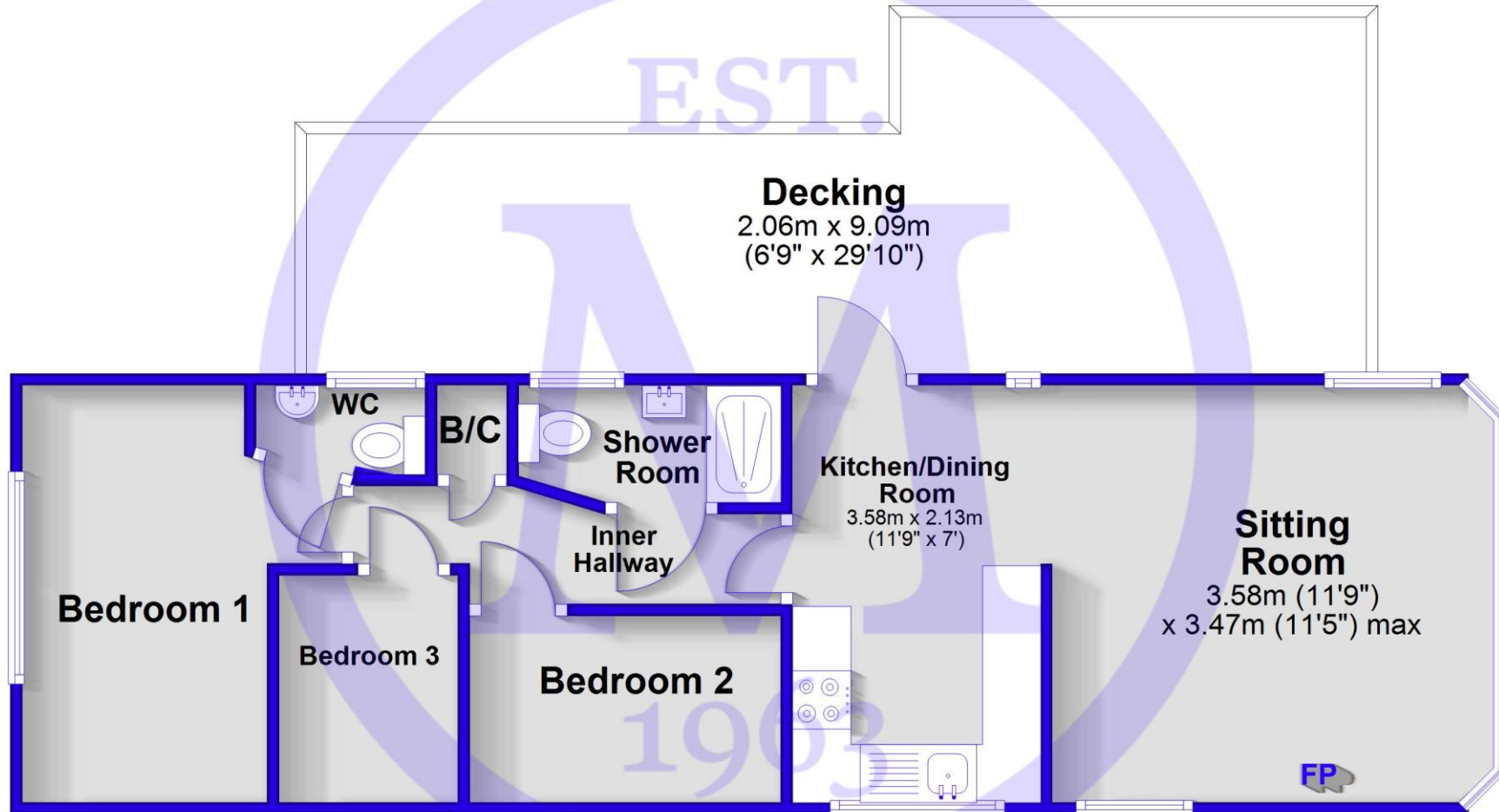


Services

At Shorefield Country Park the site fees run from November to October and the rates charge runs April to March. These can be paid over six or twelve months. The gas and electricity are metered and billed in May and November. The park is open from 10th February to 5th January.

Ground Floor

Approx. 44.6 sq. metres (479.6 sq. feet)



Total area: approx. 44.6 sq. metres (479.6 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.

Situation

Situated on the southern edge of the New Forest National Park, and just a short stroll away from the shingled shores of the beach at Milford on Sea, the award winning Shorefield Country Park is a fantastic position to own the ultimate bolthole. Facilities include heated indoor and outdoor pools, gym and day spa, bars, restaurant, fishing lake, pet friendly areas, play areas, tennis courts and live family entertainment.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn left onto Lymington Road, continue across the next roundabout and take the second right into Downton Lane, first left into Shorefield Road where Shorefield Country Park will be found ahead of you.





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